

LOT 2 ST JOHN ROAD, WATTLE GROVE

Compliance with the Residential Design Codes replaces the need for planning approval for a 'single house' in the DAP area.

1. 'QUIET HOUSE' DESIGN GUIDELINES

To achieve compliance with State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning, development on lots depicted on this DAP is required to comply with the applicable quiet house design guidelines outlined below.

PACKAGE TREATMENTS





The Quiet House Design Package Treatments ('A', 'B' or 'C') applicable to the individual lots is identified on the DAP.

Details of the Package Treatment are provided in Attachment 1.


NOTES:

- i) Alternative constructions may be acceptable if supported by a report undertaken by a suitably qualified acoustical consultant once the lots specific building plans are available.
- ii) The noise attenuation measures required to be incorporated in the design of dwellings shall be shown on the plans submitted for a building licence.

LEGEND:

-  LOTS SUBJECT TO DAP
-  PACKAGE A
-  PACKAGE B
-  PACKAGE C

THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 6.2.6 OF LOCAL PLANNING SCHEME No. 3


MANAGER DEVELOPMENT SERVICES -
SHIRE OF KALAMUNDA

30.11.14

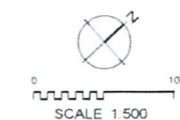
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DETAILED AREA PLAN
LOT 2 ST JOHN ROAD, WATTLE GROVE
SHIRE OF KALAMUNDA

JOB REFERENCE 100951

DATE 23rd SEPTEMBER 2014

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GRAY & LEWIS
LAND USE PLANNERS

Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1722
F (08) 9474 1172
perth@graylewis.com.au

ATTACHMENT 1 - BUILDING FACADE TREATMENTS (QUIET HOUSE DESIGN REQUIREMENTS)

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT

Package A		Orientation	Package A Measures
Area Type			
Bedrooms	Front of house	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals. No external doors. No vents to outside walls / eaves.	
	Other	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
Living and work areas ¹	Front of house	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals. 35mm (minimum) solid core external doors with acoustic seals. ² Sliding doors must be filled with acoustic seals. No vents to outside walls / eaves.	
Any Parts of Dwelling	Other	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
	Any	External windows and doors to be no more than 20% of floor area for bedrooms and 50% of floor area for living and work areas. Slab on ground. Closed Eaves. Double brick cavity construction. Pitched roof, minimum 25 degree slope, masonry tiles or metal sheet with acoustically sealed sarking (impervious membrane) over rafters. Plasterboard ceiling, minimum 10mm thick, with ceiling joists separate from roof structure (i.e. not attached to roof or roof trusses). Fibrous thermal insulation R2.5 or greater between ceiling joists. Mechanical ventilation / airconditioning. ³	
Package B:			
	Front of house	As per Package A - except 10.38mm (minimum) laminated glazing.	
Bedrooms	North side of house and rear of house	10mm (minimum) glazing. Fixed, casement or awning windows with seals.	
	South side of house	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
Living and work areas ¹	Front of house	10.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals. 40mm (minimum) solid core external doors with acoustic seals. ² Sliding doors must be filled with acoustic seals. No vents to outside walls / eaves.	
	North side of house and rear of house	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
	South side of house	6.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
Any Parts of Dwelling	Any	As per Package A	
One Outdoor Living Area Mandatory to Lot 115 Only	Shielded By Building	Locate one outdoor living area so that it is shielded from Roe Highway by part of the building.	
Package C:			
Bedrooms	North side of house and rear of house	10.5mm (minimum) VLam Hush laminated glazing. Fixed, casement or awning windows with seals. No external doors. No vents to outside walls / eaves.	
	Rear of house	10.5mm (minimum) VLam Hush laminated glazing. Fixed, casement or awning windows with seals.	
	South side of house	As per Package B	
Living and work areas ¹	North side of house and front of house	10.5mm (minimum) VLam Hush laminated glazing. Fixed, casement or awning windows with seals. 40mm (minimum) solid core external doors with acoustic seals. ² Sliding doors must be filled with acoustic seals. No vents to outside walls / eaves.	
	Rear of house	10.38mm (minimum) laminated glazing. Fixed, casement or awning windows with seals.	
Any Parts of Dwelling	South side of house	As per Package B	
One Outdoor Living Area	Shielded By Building	Locate one outdoor living area so that it is shielded from Roe Highway by part of the building.	

1. These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000/AS 2021 - 2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a 'habitable room'. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as 'non-habitable rooms'.

2. Glazing panels are acceptable in external doors, however these must meet the minimum glazing requirements.

3. Mechanical ventilation / airconditioning. Where outdoor noise levels are above the 'target', mechanical ventilation or airconditioning is required to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing ventilation, the following need to be observed:

- i) Evaporative airconditioning systems may meet the requirements provided attenuated air vents are provided in the ceiling space and designed in such a way so that windows can remain closed.
- ii) Refrigerative airconditioning systems need to be designed to achieve fresh air ventilation requirements;
- iii) Air inlets need to be positioned facing away from the transport corridor where practicable;
- iv) Ductwork needs to be provided with adequate silencing, particularly in high noise areas, to prevent noise intrusion.